

PLANNING DIRECTOR'S REPORT

I am very honored and thrilled to begin my new position as the Planning Director. Over the last few months, we have completed a number of significant projects:

INCENTIVES FOR SOLAR PANELS - For those of you thinking about installing a photovoltaic system for your home, the Council has recently adopted several ordinances to promote energy conservation through the use of solar panels.

- Free Building Permits (Reso. 1-06) - Building permit fees are waived for the construction or installation of solar energy generation equipment.
- Development Area Exemption (Ord. 446) - If you install a ground mounted photovoltaic system, up to 500 sq. ft. of the solar panels may be exempt from development area calculations.
- Development Area Bonus (Ord. 500) - If you install a roof mounted solar system, you may qualify for up to 500 sq. ft. of bonus development area.



*Debbie Pedro,
Planning Director*

To find out more, please contact the Planning Department at (650) 941-7222.

IMPROVED WIRELESS COVERAGE AT TOWN HALL - As you walk or drive by Town Hall, you may have noticed a new "tree" that has sprung up next to the Heritage House. The wireless communications facility consists of Cingular's wireless panel antennas as well as the Town's emergency communications antennas. The 70' tall tower is disguised as a pine tree to help it blend in with the surrounding environment and will improve the cell coverage for Cingular customers within an approximately 3/4 mile radius.

EUCALYPTUS TREE ORDINANCE - The City Council has just adopted an ordinance requiring removal of eucalyptus trees that are within 150' of any structures or roadways. The ordinance will apply to additions or remodel totaling 1,200 sq. ft. or more. Eucalyptus trees are invasive, non-native trees that are potential fire hazards. In addition, the shallow root structures of these tall trees make them unsuitable around the vicinity of structures or roadways. The following six species of eucalyptus are known for their propensity to drop limbs and susceptible to pest attacks and are subject to removal at the time of site development approval:

1. Blue Gum (E. globulus)
2. Pink Ironbark (E. sideroxylon rosea)
3. River Red Gum (E. camaldulensis)
4. Swamp Gum (E. rudis)
5. Honey Gum (E. melliodora)
6. Manna Gum (E. viminalis)

MORE AMBIGUOUS TERMINOLOGY (HIGHLY VISIBLE LOTS) REMOVED FROM TOWN CODES - At their July 27th meeting, the City Council determined that "highly visible lots", as currently referenced in Section 10-2.702 of the Town Site Development Ordinance, could not be accurately defined. The Council ordered the ambiguous reference to be removed from the Code. No new or additional restrictions on homes were approved.

Looking ahead, our department has a number of significant long range projects on the agenda, including the comprehensive General Plan update, and several ordinance amendments. Additionally, our staff will continue our commitment to provide efficient and effective services to applicants and residents in the development permit process.

I look forward to hearing from you in the days and months ahead. Whether you have any comments, concerns, or just want to say hello, please feel free to contact me by email at dpedro@losaltoshills.ca.gov or by phone at 650-941-7222.

— Debbie Pedro, Planning Director

City Council - New Meeting Time

The LAH City Council has established a new meeting time (6:30 PM) that will begin with the September meetings. Public Hearings and Presentations from the Floor will start at 7PM.

